



ACTION MINUTES
Wilmer Planning & Zoning Commission Regular Meeting
November 9, 2017 at 7:00 pm

Commissioners Present

Patty Havard, Chairperson
Pam Wood, Vice-Chairperson
Robert Madrigal, Commissioner
Allison Mears, Commissioner

City Staff Present

Denny Wheat, City Administrator
Sherry Sefko, City Planner
Cindy Kintz, Com. Dev. Coordinator

Absent

Phyllis Slough, Commissioner

CALL TO ORDER – Chairperson Havard declared a quorum present and called the meeting to order at 7:00 p.m. Members present were Commissioner Madrigal, Chairperson Havard, Vice-Chairperson Wood and Commissioner Mears. Absent was Commissioner Slough.

Vice-Chairperson Wood gave the invocation and the commissioners led in the reciting of the Pledge of Allegiance.

1. Vice-Chairperson Wood made a motion, seconded by Chairperson Havard, to approve the minutes as presented for the October 12, 2017 regular meeting. A vote was cast 2 in favor, 0 against and 2 abstained.

2. After a brief discussion with City Staff and the applicant's representative, Neil DiGiammatteo – 8066 Park Lane, Dallas, Texas – Vice-Chairperson Wood made a motion, seconded by Commissioner Madrigal, to recommend to the City Council approval of a preliminary plat for Autumn Breeze, Block A, Lot 1, a 12.9± acre property that is generally located at the northwest corner of Mars Road and S. Goode Road in the City of Wilmer, Texas with the following three conditions:
 - A. Approval of the 5' width for the required sidewalks along Mars Road and S. Goode Road in lieu of the 8' width, as requested by the applicant;
 - B. Finalization of the purpose, location and/or configuration of required easements, as may be deemed necessary by the City, prior to approval of the final plat and prior to its filing for record at the County; and
 - C. Any additions or modifications to the engineering/construction plans as may be deemed necessary by the City's Engineer prior to release for site construction.

A vote was cast 4 in favor and 0 against.

3. Chairperson Havard opened the public hearing at approximately 7:14 p.m. to hear the request of Interpoint Distribution Center, LLC/Skyhawk Partners, LLC to recommend to the City Council approval on a final replat for Sunridge Business Park, Block G, Lot 3R, a 24.3± acre property generally located on the east side of Interstate Highway 45, approximately 1,200 feet south of Fulghum Road in the

City of Wilmer, Texas. City Planner Sherry Sefko presented City Staff's report on the applicant's request and held a brief discussion with the Commission. Chairperson Havard closed the public hearing at 7:19 p.m.

After holding a brief discussion, Commissioner Mears made a motion, seconded by Vice-Chairperson Wood, to recommend to the City Council approval of a final replat for Sunridge Business Park, Block G, Lot 3R, a 24.3± acre property as proposed by the applicant with the following three conditions:

- A. Verification that all required fees have been paid to the City prior to recordation of the replat at the County;
- B. Minor scrivener corrections to the replat, if needed, prior to recordation of the replat at the County; and
- C. Issuance of a "Letter of Acceptance/Satisfactory Completion" of all required public/site improvements by the City's Engineer, and acceptance of such by the City Council, prior to recordation of the replat at the County.

A vote was cast 4 in favor and 0 against.

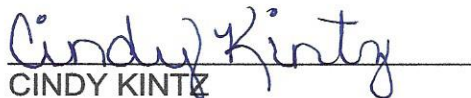
4. The meeting adjourned at 7:20 p.m.

APPROVE:



PATTY HAVARD
CHAIRPERSON

ATTEST:



CINDY KINTZ
COMMUNITY DEV. COORDINATOR